

041.A

0003

0013.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

748,300 / 748,300

USE VALUE:

748,300 / 748,300

ASSESSED:

748,300 / 748,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
38		RIVER ST, ARLINGTON

OWNERSHIP

Owner 1: RAVENELLE EDITH & ANDRE R Unit #: 2

Owner 2:

Owner 3:

Street 1: 254 HORSE POND RD

Street 2:

Twn/City: SUDBURY

St/Prov: MA Cntry: Own Occ: N

Postal: 01776 Type:

PREVIOUS OWNER

Owner 1: GRENHAM GAVIN STONE LLC -

Owner 2: -

Street 1: 32 PINEWOOD RD

Twn/City: WELLESLEY

St/Prov: MA Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1917, having primarily Vinyl Exterior and 1858 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8298																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	745,200	3,100		748,300		318504
							GIS Ref
							GIS Ref
							Insp Date
							05/30/18

Source: Market Adj Cost Total Value per SQ unit /Card: 402.74 /Parcel: 402.7

Parcel ID 041.A-0003-0013.2

!16336!

USER DEFINED

Prior Id # 1:	28026
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:56:59
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	734,000	3100	.		737,100	737,100	Year End Roll	12/18/2019
2019	102	FV	657,700	3100	.		660,800	660,800	Year End Roll	1/3/2019
2018	102	FV	582,200	3100	.		585,300	585,300	Year End Roll	12/20/2017

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRENHAM GAVIN S	68254-400		10/21/2016		680,000	No	No		Master Deed 68254:400

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/30/2018									Measured		DGM	D Mann											
5/30/2017									NEW CONDO		DGM	D Mann											

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH

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RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 2
	Baths: 1	HB

UnSketched SubAreas:
GLA: 1858,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1917
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G18
Fact:	.
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	51.000000000
Name:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
	Totals
	1 7 2

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.21512377
Const Adj.:	0.98990101
Adj \$ / SQ:	354.841
Other Features:	84652
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	781145
Depreciation:	35933
Depreciated Total:	745212

COMPARABLE SALES	
Rate	Parcel ID
	Typ
	Date
	Sale Price
WtAv\$/SQ:	AvRate:
Juris. Factor:	1.00
Special Features:	0
Final Total:	Val/Su SzAd
	Val/Su Net
	401.08
	401.08

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID	041.A-0003-0013.2
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Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X20	A	AV	1917	28.89	T	40	102			3,100			3,100

SKETCH

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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,858	354.840	659,295	
Net Sketched Area:				659,295	
Size Ad	1858	Gross Are	1858	FinArea	1858

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc